

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in special session on Thursday, July 15, 2010 at 12:00 noon in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those Commissioners present were as follows: Chairman Danny W. Wright, Commissioners Eddie L. Wright, Deborah F. Brown, R. Dan Brummitt, Terry E. Garrison, A. Scott Hughes, and J. Timothy Pegram.

Absent: Commissioner A. Scott Hughes.

Also present were County Manager Jerry L. Ayscue, and Clerk to the Board Kelly H. Grissom. Finance Director Steven C. Stanton and County Attorney Jonathan S. Care were absent.

Chairman Danny W. Wright gave the invocation.

Chairman Wright stated that the purpose of this special called meeting is to address Neighborhood Stabilization Program matters.

Julie Reid, Council of Governments, appeared before the Board and presented the following demolition bid tabulation for 553 Spring Street and 573 Spring Street. Ms. Reid explained that 469 Merriman Street had originally been included in the bid process, but because of legal issues with the property, it was removed from the program. Bids were received as follows:

<b>Contractor</b>	<b>Address</b>
	553 Spring Street and 573 Spring Street
<b>Humphries Construction</b>	14,900.00
<b>L. Roberts Repairs</b>	11,000.00
<b>KL Howard Trucking</b>	12,940.00
<b>Faulkner Grading</b>	9,200.00

Faulkner Grading submitted the low bid in the amount of \$9,200. Ms. Reid explained that because 469 Merriman Street was removed from the program, the bid amount from Faulkner Grading was reduced to \$6,300, which is still the lowest bid.

Motion was made by Commissioner Dan Brummitt to award the demolition bid for 553 Spring Street and 573 Spring Street to Faulkner Grading in the amount of \$6,300, contingent upon the contractor meeting all required grant conditions. This motion was seconded by Commissioner Eddie L. Wright and unanimously approved.

Ms. Reid then presented the following demolition bid tabulation for 813 Roberson, 1262 Walters, and 1010 Standish as follows:

<b>Contractor</b>	<b>Address</b>
	813 Roberson, 1262 Walters, and 1010 Standish
<b>Humphries Construction</b>	26,250.00
<b>L. Roberts Repairs</b>	22,580.00
<b>KL Howard Trucking</b>	18,620.00

Motion was made by Commissioner Eddie L. Wright to award the demolition bid for 813 Roberson, 1262 Walters, and 1010 Standish to KL Howard Trucking in the amount of \$18,620, contingent upon the contractor meeting all required grant conditions. This motion was seconded by Commissioner Dan Brummitt.

Commissioner Deborah F. Brown asked Ms. Reid where KL Howard Trucking is located and how long they have been in business. Ms. Reid responded that they are located in Henderson, and she is unaware as to how long KL Howard Trucking has been in business.

Vote on the motion to award the demolition bid for 813 Roberson, 1262 Walters, and 1010 Standish to KL Howard Trucking in the amount of \$18,620, contingent upon the contractor meeting all required grant conditions was unanimous.

The next item presented by Ms. Reid was a request for acquisition of three properties. Ms. Reid explained that there are a number of properties with dilapidated, vacant housing in our community. The NSP addresses both foreclosed property as well as dilapidated, vacant properties. The County can purchase the property owner's interest in these properties and then rehabilitate the property, demolish any blighted structures, and possibly construct new homes on the cleared properties. Board authorization is needed to allow the transfer of ownership of these properties to the County. As properties within the program are improved and sold, the proceeds will be re-invested in additional eligible properties in Vance County.

The following properties were presented for approval of acquisition:

553 Spring Street - Appraised Value \$8,000 minus 1% program requirement = \$7,920.00

573 Spring Street - Appraised Value \$7,000 minus 1% program requirement = \$6,930.00

Commissioner Terry E. Garrison asked how the properties will be sold and Ms. Reid responded that this will be done through Franklin Vance Warren Opportunity. She stated that she

will present a contract for approval with Franklin Vance Warren Opportunity later in the meeting.

Commissioner Deborah F. Brown stated that it does not seem that the proceeds from the sale of the properties will be very significant once you consider the purchase price and the cost for demo. Ms. Reid responded that the program benefits people anywhere from 50% to 120% of the median income which could possibly attract a higher purchase price. Also, the purchase price may be adjusted according to what the market is in that specific area.

Commissioner Terry E. Garrison asked if the program had included any homes on Hawkins Street. Ms. Reid responded that 211 Hawkins Street is scheduled for demolition, and there are two additional properties on Hawkins Street that are scheduled for demolition and new construction. There was an attempt to acquire two other properties on Hawkins Street, but the homeowner was not willing to sell. Commissioner Garrison stated that it is his understanding that the homeowner is now ready to sell.

Motion was made by Commissioner Dan Brummitt to approve the purchase of 553 Spring Street in the amount of \$7,920 and 573 Spring Street in the amount of \$6,930, contingent upon the purchase being consistent with grant guidelines. This motion was seconded by Commissioner Deborah F. Brown and unanimously approved.

Ms. Reid then provided a quick update on a particular bid. She explained that at the Board's last meeting, a bid was awarded to Creek Construction. After the bid was awarded, Creek Construction indicated that they had made an error in their bid and withdrew from the process. The bid was then awarded to D.B. Williams and CH Construction, in accordance with grant guidelines.

The next item presented by Ms. Reid was a construction bid tabulation for 553 Spring Street as follows:

<b>Contractor</b>	<b>Address</b>
	553 Spring Street
<b>Humphries Construction</b>	82,500.00
<b>Valley View Construction</b>	93,024.00
<b>D.B. Williams</b>	82,935.00
<b>Herman Rouse</b>	99,000.00

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Eddie L. Wright, vote unanimous, to award the construction bid for 553 Spring Street to Humphries Construction in the amount of \$82,500, contingent upon the contractor meeting all required grant conditions.

Ms. Reid then presented authorization to execute NSP Housing Counseling with Franklin Vance Warren Opportunity (FVW). She explained that a required component of the NSP is housing counseling and it must be provided by a HUD certified housing counseling agency. The proposed contract with FVW is proposed as not to exceed \$36,600. Any unused portion of the contract would remain with the program and be used for program purposes.

Motion was made by Commissioner Eddie L. Wright, seconded by Commissioner Dan Brummitt, vote unanimous, to authorize execution of a contract with Franklin Vance Warren Opportunity for NSP housing counseling in an amount not to exceed \$36,600, contingent upon all grant requirements being met.

Commissioner Deborah F. Brown and Commissioner Terry E. Garrison requested a summary log of all NSP transactions, from the inception of the program to date which indicates how much grant funding was awarded, how much has been spent, how the funds were spent, properties acquired, dates, etc. Also, how much has been obligated and how much is left on the table. Ms. Reid responded that she would provide this information.

Commissioner Brown expressed her concerns that there were no properties out in the county included in the NSP. Ms. Reid responded that six properties in Kittrell are being negotiated, but an environmental review is required first. Because of the length of time involved with an environmental review, locations in the City limits were targeted because of the greater concentration of eligible properties.

As there was no further business, at 12:45 p.m., motion was made by Commissioner Dan Brummitt, seconded by Commissioner Eddie L. Wright, vote unanimous, that the meeting be adjourned.

**Approved and signed August 2, 2010.**

**Danny W. Wright (signed)**  
**Danny W. Wright, Chairman**